



**\$920,000**

## **48 LINCOLN AVENUE, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- Mixed Use
- Commercial Sale
- Pending

This area is known for its steady growth and high property value appreciation, making this an ideal place to set up your business for long-term success in Downtown Saratoga Springs. Zoned commercial/mixed-use and ready for your vision! Easy access on & off the Northway & just one block from Broadway in Saratoga Springs. Walking distance to the Saratoga Race Course, SPAC and many other local attractions. The current building (44'x48') has an open floor plan with the opportunity to build up another level. At 48 Lincoln Ave you have so many possibilities to start your own business to add to this thriving community! All DEC and EPA testing has been done and there is no remediation that is needed. Zoned NC T5 [...]

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### **Basics**



**Date added:** Added 5 months ago

**MLS ID:** 202513611

**List Agent Email:** lvitiello realestate@gmail.com

**Days On Market:** 93

**Lot Size Acres:** 0.17 acres

**Category:** Commercial Sale

**Status:** Pending

**Zoning:** Commercial

**Contingency:** Contingent - Continue to Show

**List Office Name:** Miranda Real Estate Group, Inc

**List Agent Office Phone:** 518-466-9083

**County:** Saratoga

**Lot Size Dimensions:** .17

**Type:** Mixed Use

**Year built:** 1960

## Directions

**Directions:** From S Broadway turn right onto Lincoln Ave. Property is located about 250' on your right.

## Building Details

**Construction Materials:** Other, Cedar

**Roof:** Asphalt

**Basement:** None

**Architectural Style:** Commercial, Other

## Interior Features

**Heating:** Forced Air, Natural Gas

**Interior Features:** Wall Paneling

**Cooling:** Window Unit(s), None

**Bathrooms Total:** 1

## Exterior Features

**Parking:** Off Street, On Street, Paved, Public, Public Parking

**Lot Size Area:** 0.17

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Level, Cleared



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# Amenities & Features

**Sewer:** Public Sewer                      **Water:** Public  
**Electric:** 200+ Amp Service   **HOA Amenities:** None  
**Other Equipment:** Other           **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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# Financial

**Possession:** At Closing                                              **Special Listing Conditions:** Standard  
**Tax Annual Amount:** \$7,160.16                                      **Tax Block:** 165.  
**Tax Lot:** 34                                                                      **Tax Tract:** 2

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# School Information

**High School:** Saratoga Springs                                      **High School District:** Saratoga Springs

